



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project	SS Camasa
Promoter	M/s Northstar Towers Pvt. Ltd.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	SS Camasa	
2.	Name of the promoter	M/s North Star Towers Pvt. Ltd.	
3.	Name of the license holder	M/s Matrix Buildwell Pvt. Ltd. & M/s North Star Towers Pvt. Ltd.	
4.	Nature of the project	Group Housing	
5.	Location of the project	Sector 90, Gurugram	
6.	Legal capacity to act as a promoter	Collaborator	
7.	Status of project	New	
8.	Whether registration applied for whole/Phase	Phasing	
9.	Phase no. (If applicable)	1	
10.	Online application ID	RERA-GRG-1719-2024	
11.	License no.	265 of 2023 dated 19.12.2023	Valid up to 18.12.2028
12.	Total licensed area	6.4166 Acres	<b>Area to be registered</b> 5.0456 Acres
13.	Project completion date as declared u/s 4(2)(I)(C)	30.09.2031	
14.	QPR Compliance (If applicable)	N/A	
15.	4(2)(I)(D) Compliance (If applicable)	N/A	
16.	Statutory approvals either applied for or obtained prior to registration		
	S.N	Particulars	Validity up to
	1.	License Approval	18.12.2028
	2.	Zoning Plan Approval	
	3.	Building approval plan	11.08.2029
	4.	Phasing approval plan	
	5.	Environmental Clearance	Not submitted

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Act No. 16 of 2016 Passed by the Parliament  
भू-संपदा (विनियामन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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6.	<b>Airport Clearance</b>	<b>Height</b>	PALM/NORTH/B/120123/842307 dated 21.12.2023	20.12.2031
	<b>Fire approval</b>	<b>scheme</b>	FS/2024/1361 dated 17.10.2024	
	<b>Service plan and estimate approval</b>	Not submitted		
	<b>Electrical load</b>	Ch. 36/Drg-PLC dated 06.01.2024		
16.	<b>Fee Details</b>			
	<b>A) Registration fee</b>	(87886.685 X 3.62 X 10) =Rs. 31,81,498/-		
	<b>B) Processing Fee</b>	87886.685 x 10 = Rs. 8,78,867/-		
	<b>C) Late Fee</b>	Nil		
<b>Total Fee (A+B+C)</b>		Rs. 40,60,365 /-		
17.	<b>DD/ RTGS Details</b>			
	<b>DD/RTGS No. and Date</b>	KKBKR52024081700913238/HARYANA/REAL dated 17.08.2024 SBIN324281023763 dated 07.10.2024.		
	<b>DD/RTGS amount</b>	Rs. 39,54,904/- Rs. 1,05,475.16/-		
	<b>Deficit fee</b>	Nil		
18.	<b>File Status</b>	<b>Date</b>		
	<b>File received on</b>	22.08.2024		
	<b>1<sup>st</sup> hearing on</b>	16.09.2024 (adjourned)		
	<b>First notice Sent on</b>	01.10.2024		
	<b>1<sup>st</sup> reply submitted</b>	11.10.2024		
	<b>2<sup>nd</sup> hearing on</b>	14.10.2024 (adjourned)		
	<b>2<sup>nd</sup> reply submitted</b>	15.10.2024		
	<b>3<sup>rd</sup> reply submitted</b>	21.10.2024		
<b>3<sup>rd</sup> hearing on</b>	04.11.2024			
19.	<b>Case History: -</b>			
<p>The promoter M/s Northstar Towers Pvt. Ltd. has applied on dated 22.08.2024 for registration of their group housing colony namely "SS Camasa" located at Sector 90, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.</p> <p>The application is for registration of phase measuring 5.0456 acres out of 6.4166 acres land falling under license no. 265 of 2023 dated 19.12.2023 granted by DTCP in favour of M/s Matrix Buildwell Pvt. Ltd. and M/s Northstar Towers Pvt. Ltd. in collaboration with M/s Northstar Towers Pvt. Ltd. for developing group housing colony.</p> <p>On scrutiny of the application, it was found that there were deficiencies in the application which were conveyed to the promoter vide notice dated 01.10.2024.</p>				



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Various replies received from the promoter have been scrutinized and the status of remaining deficiencies is as below:	
20. Present compliance status as on 30.10.2024 of deficient documents as conveyed in the notice	<ol style="list-style-type: none"><li>1. Corrections in REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. <b>Status: Not provided</b></li><li>2. Corrections in the online DPI need to be done. <b>Status: Not submitted</b></li><li>3. Deficit fee of Rs. 1,05,461/- needs to be paid. <b>Status: Paid through NEFT UTR no. SBIN324281023763 dated 07.10.2024.</b></li><li>4. Copy of bilateral agreements (LC IV) needs to be submitted. <b>Status: Submitted</b></li><li>5. Copies of mutation, jamabandi and aks- shijra duly certified by the revenue officer not more than 6 months prior to the date of application need to be submitted. <b>Status: Submitted</b></li><li>6. Documents relating to entry of license and collaboration agreement in revenue record need to be submitted. <b>Status: Submitted</b></li><li>7. Environmental clearance needs to be submitted. <b>Status: Not submitted</b></li><li>8. Fire scheme approval needs to be submitted. <b>Status: Submitted</b></li><li>9. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></li><li>10. Mining permission needs to be submitted. <b>Status: Not submitted</b></li><li>11. PERT chart needs to be revised. <b>Status: Submitted</b></li><li>12. KYC of Authorize Signatories for operation of bank accounts needs to be submitted. All documents must be stamped and signed. <b>Status: Submitted</b></li><li>13. Cost of land amounts to Rs 925.76 lakhs needs to be clarified according to area i.e. 5.0456 acres applied for registration. <b>Status: Not submitted</b></li><li>14. Non-encumbrance certified on the latest date not below the rank of tehsildar needs to be submitted as previously dated was 18.10.2023.</li></ol>

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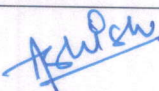

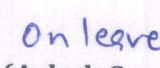
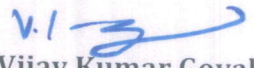
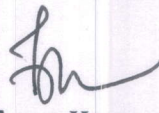
		<p><b>Status: Submitted</b></p> <p>15. CA Certificate for non-default in statutory liabilities and CA Certificate for REP-1 needs to be submitted in original. <b>Status: Submitted</b></p> <p>16. CA Certificate for net worth of the promoter on the latest date and CA Certificate for expenditure incurred and to be incurred needs to be submitted. <b>Status: Submitted but DPI needs to be revised</b></p> <p>17. Quarterly net cash flow statement, quarterly estimated expenditure and quarterly fund flow statement needs to be revised. <b>Status: Submitted</b></p> <p>18. DPI needs to be revised as financial resources not mentioned. Supporting documents of the financial resources needs to be submitted. <b>Status: Revised DPI Submitted</b></p> <p>19. Challan and Schedule of payment of IDC and EDC paid for the project needs to be submitted. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted</b></p> <p>20. Bank Undertaking and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(I)(D) needs to be submitted. <b>Status: Submitted but needs to be revised.</b></p>
21.	Remarks	<p>1. Corrections in REP-I need to be done. The documents to be uploaded need to be provided in PDF format less than 5 mb in size. <b>Status: corrected REP I not provided</b></p> <p>2. Corrections in the online DPI need to be done. <b>Status: Not submitted</b></p> <p>3. Environmental clearance needs to be submitted. <b>Status: Not submitted</b></p> <p>4. Approved service plans and estimates need to be submitted. <b>Status: Not submitted</b></p> <p>5. Mining permission needs to be submitted. <b>Status: Not submitted</b></p> <p>6. Cost of land amounts to Rs 925.76 lakhs needs to be clarified according to area i.e. 5.0456 acres applied for registration. <b>Status: Not clarified</b></p>

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		7. Bank Undertaking and Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(1)(D) needs to be submitted. <b>Status: Submitted but needs to be revised.</b>
22.	<b>Recommendation:</b> The application submitted by the promoter for registration u/s 4 of the Act of 2016 has been scrutinized and found to be in order except the deficiencies listed above at S. No. 21. It is recommended that the Authority may consider for grant of registration subject to the submission of above deficiencies.	
	 <b>(Ashish Dubey)</b> Chartered Accountant	 <b>(Neeraj Gautam)</b> Associate Architectural Executive
<b>Day and Date of hearing</b>		Monday and 04.11.2024
<b>Proceeding recorded by</b>		Ram Niwas
<b>PROCEEDINGS OF THE DAY</b>		
Proceeding dated: 04.11.2024 Ar. Neeraj Gautam, Associate Architectural Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the project. Sh. Ashok Singh Jaunapuria (AR), Sh. Manoj Shukla (AR) and Sh. Sunil Shekhawat (AR) are present on behalf of the promoter and clarify that the collaborator landowner share is only 3500 sq. ft. which shall be sold only after obtaining OC and an undertaking to this effect shall be submitted. Further after technical approval of service plans and estimates, the requisite BG of Rs. 196 lakhs has been submitted to DTCP for issuance of approval service plans and estimates. Further SEIAA vide proceedings dated 28.10.2024 has already approved the grant of environmental clearance to the project with gold rating and final approval shall be issued within three months and a condition to this effect shall be incorporated in the RC. The revised bank undertaking shall be submitted today along with corrections in form REP-I (A to H) and DPI. Approved as proposed subject to corrections in form REP I, DPI and other deficiencies.		
	 <b>(Ashok Sangwan)</b> Member, HARERA	 <b>(Vijay Kumar Goyal)</b> Member, HARERA
	 <b>(Arun Kumar)</b> Chairman, HARERA	

